

# YONKERS CITY OF VISION

PROGRAMS AND SERVICES THAT BENEFIT BUSINESSES IN YONKERS

## \$170 Million Of Hope For Mulford Gardens



Rendering of proposed Mulford Gardens

Mayor Philip A. Amicone announced that the decades long overdue solution to one of Yonkers' public housing complexes will soon be underway. With a \$20 million HOPE VI grant from the United States Department of Housing and Urban Development, this 62 year old 550 unit development will undergo a \$170 million overhaul.

Over the upcoming four years, the complex will see the concrete structures that populate the 12 acre parcel razed and replaced with mixed income, mixed-use housing.

continued on page 2

## Yonkers' Pace University Incubator Attracts 22 New Early Stage Firms



nValley Technology Center

Pace University's incubator, named Second Century Innovations and Ideas (SCI 2), is in the process of bringing 22 early stage companies to its 14,000 square foot hi-tech business incubator in the newly renovated nValley Technology Center.

Dr. Victor Goldsmith, executive director of SCI 2, stated that the new incubator has drawn incredible interest from far and wide. "I would love to be in a position to accommodate all interested entrepreneurs," Dr. Goldsmith said.

continued on page 5

## Diam International World Headquarters Moves To Yonkers



David Tolly, CFO (left) Jean Andre Rougeot CEO (center) Mayor Philip A. Amicone

Diam International recently became the first international corporate headquarters to locate within the borders of the City of Yonkers in 25 years. The company chose Yonkers over sites in Pennsylvania, Ohio, New Jersey and upstate New York.

The retail merchandising solutions firm officially began the relocation of its corporate headquarters on October 14 from Queens to its new

435,000 square foot facility at 555 Tuckahoe Road.

The company signed a 22 year sublease with Qwest Communications at the former Saks Fifth Avenue distribution facility earlier this year. The deal is one of the largest commercial lease transactions in memory in Westchester County.

Since it signed the sublease deal, the company has spent approximately \$17 million in renovations to the building. The facility will serve as the company's headquarters, distribution and display center. Diam officials said they will have

approximately 800 employees at the complex.

In fact, hiring has already begun. On October 15 Diam held a job fair for prospective production and office personnel at the Yonkers Riverfront Library. Applications are also available at the City of Yonkers Employment Center at 20 South Broadway.

continued on page 3

## Larkin Center Honored Again Receives United States Environmental Protection Agency's Phoenix Award



On October 4, Yonkers Mayor Philip A. Amicone presided over ceremonies honoring the City's Larkin Center (the Yonkers Riverfront Library and the Board of Education building). The Mayor announced that the complex was selected by the United States Environmental Protection Agency as the recipient of the "2004 Phoenix Award™" for the Agency's Region 2 district.

**"The 2004 Phoenix Award™ winners represent outstanding brownfield projects from each of the 10 U.S. EPA regions and the international community."**

- Mayor Philip A. Amicone

The award was officially presented during the United States Environmental Protection Agency's Annual Brownfields 2004 Gateway to Revitalization conference held in St. Louis, Missouri on September 21, 2004.

continued on page 5



# Former ATI Oil Tank Farm Site Eyed For Future Development



Former ATI oil tank site

The Yonkers Alexander Street Redevelopment Corporation (YASR), a local development corporation, purchased the 3 acre former ATI oil tank farm in a bankruptcy court sale last year. Working in concert with the New York State Department of Environmental Conservation (DEC), YASR has demolished and removed 14 oil tanks and is in the process of remediating the site.

"The removal of the oil tanks and cleanup of this waterfront site renders this property extremely attractive for future development" said Erin Crotty, commissioner of the NYS Department of Environmental Conservation.

*“The City was anxious to have this property prepared for future development, but was unable to acquire it. The City of Yonkers is grateful to the Yonkers Alexander Street Redevelopment Corporation for taking on what government could not do.”*

- Mayor Philip A. Amicone ■

## Hope continued from page 1

The City of Yonkers Municipal Housing Authority recently selected The Richmond Group and Landex Corporation to lead the development team.

The plan will reconfigure the site and develop new housing that will utilize traditional architectural and landscape features of residential neighborhoods.

The revitalization program will provide housing and programs that will foster self-sufficiency among residents with a range of incomes, including computer training and job readiness.

The plan calls for the demolition and replacement of the outdated 550-unit Mulford Gardens project. This plan includes the development of affordable housing and market rate housing units, in two and three-story townhouse styles. They will be scattered throughout the 12-acre project site, which runs from Nepperhan Avenue to Palisade Avenue and from Ashburton Avenue to High Street. ■



Yonkers' waterfront

# Multi-Million Dollar Project Proposed On The City's Upper West Side

The City of Yonkers is working on finalizing agreements to develop a mixed-use project on the waterfront's upper west side.

The City expects to built between 1,600 to 2,000 homes and some retail space on the 51 acre site. Most of the community will be for sale condominiums and townhouses. Approximately 20 percent to 25 percent of the development will include market rate rental units.

*“The development of the waterfront's upper west side will take an estimated seven years to complete. It will attract more people to our beautiful Hudson River waterfront, provide incredible views of the Palisades and be within 25 minutes by train from the center of the world's greatest City.”*

- Mayor Philip A. Amicone ■

# Father Carroll Green Housing Project Could Break Ground By Year's End



Father Carroll Green Housing Project

A groundbreaking ceremony for the Father Carroll Green housing project could take place as early as December of this year. The development plan includes 62 two-family townhouses. The units will provide 124 families greatly needed options in the workforce housing stock of Westchester County.

The project occupies a currently vacant 5 acre parcel of land at the intersection of Ashburton and Nepperhan Avenues. A true public-private partnership, financial assistance comes from the Westchester County Housing Implementation Fund at \$2.4 million, The New

York State Affordable Housing Trust at \$3.2 million, The City of Yonkers Department of Planning and Development, which provides home buyers with down payment assistance, at \$1.2 million and a \$50 million commitment from JP Morgan Chase as the construction lender.

*“This project will result in a timely injection into the affordable housing stock available in Yonkers.”*

- Mayor Philip A. Amicone ■



# Yonkers Industrial Development Agency Helps Build A Stronger Yonkers

**Marathon Development Group Ltd.** – Renovation of 181 units of the Jackson Terrace Apartments at 100 Herriot Street to be fully completed by the first quarter of 2005.

**Hudson Park** – This is the first development of its kind on the Yonkers waterfront in over 50 years. This \$60 million project created 262 units of market rate waterfront rental housing. The success of the first phase has prompted the developer to announce plans to begin a \$90 million Phase II project.

**Parkledge Apartments** – \$60 million rehabilitation of 311 units of rental housing in a four building complex located on Yonkers Avenue at the entrance to the Saw Mill River Parkway.

**Main Street Lofts, LLC** – Located within a block of the Yonkers Metro North Train Station, the 171 units of live/work space, complete with a pool and state of the art fitness center, 30,000 square feet of retail space and a 154 space parking facility. The \$30 million project is expected to break ground at the end of the first quarter in 2005.



Main Street Lofts

**Cross County Shopping Center** – Celebrating it's 50th year, the oldest shopping center in Westchester County will have an injection of more than \$105 million by its owner, Brook Shopping Centers, for the expansion and renovation of the 71 acre site. The Cross County Shopping Center is located at the cross roads of the New York State Thruway and Cross County Parkway.

**Diam International** – This \$17 million project is the first international headquarters to call Yonkers home in over 25 years. The company manufactures plastic point-of-sale displays for high-end cosmetic companies throughout the world. As a result, the development will offer 800 new jobs to Yonkers' residents.

continued on page 6

## Diam continued from page 1



Diam's new world headquarters in Yonkers

At the ribbon cutting ceremony for its new headquarters building, Jean Andre Rougeot, chief executive officer of Diam International, said, "We are very excited about moving to this state-of-the-art facility in Yonkers. It provides additional capacity for our growing business and allows us to better service our customers."

The company initially contacted Yonkers about possibly moving to the City three years ago. The firm did consider sites in Ohio, Pennsylvania, New Jersey and upstate New York, before making its decision on the Tuckahoe Road property. The Yonkers complex allows the firm to consolidate manufacturing operations as well as accommodate its future growth.

*"I am pleased that Diam International will soon become part of the fabric of the business community in the City of Yonkers. In addition to the tax revenues that will be generated by this move,*

*Diam will be providing many opportunities for our residents and I look forward to a long lasting and positive relationship with this premier international organization."*

- Mayor Philip A. Amicone

For its commitment to Yonkers, the Mayor, on behalf of the City, issued a proclamation making October 14 "Diam International Day" in the City of Yonkers. The Mayor also bestowed Diam's chief executive officer, Jean Andre Rougeot, with the official key to the City of Yonkers.

Governor George Pataki issued a statement on the Diam move by saying, "Diam International is making a tremendous investment in Yonkers by establishing its headquarters and manufacturing operations in the City. This move will not only create hundreds of new jobs for the people of Yonkers and the Westchester region, but it also allows a long vacant facility to be productive once again."

Diam International is a major retail merchandising solutions firm that provides point-of-purchase and retail displays worldwide. It is the parent company of Diam USA and Diam Europe, as well as FieldFlex USA and FieldFlex Europe. Diam designs, engineers, produces and provides fulfillment services for retail displays for clients such as: Clinique, L'Oreal, Lancome, Maybelline, Microsoft, Nintendo, Samsung, Staples and Wal-Mart. ■

# Luxury \$125 Million Waterfront Development Project Proposed

A 428 unit luxury apartment building at a cost of \$125 million has been proposed on a 4.6 acre parcel of land located near the Greystone Metro North Train Station. The River Club will be located on Warburton Avenue on the waterfront's upper west side of Yonkers. The project will include a health club, panoramic views of the Hudson, 664 new parking spaces and a host of other amenities. ■

## Duane Reade To Open Fourth Store On McLean Avenue



Duane Reade on McLean Avenue

Residents of the Park Hill/McLean Avenue section of Yonkers will soon experience the entry of a new Duane Reade Drugstore on McLean Avenue at the entrance to Park Hill. The fastest growing retail pharmacy in New York State, this will be the fourth Duane Reade Drugstore in Yonkers. It replaces a blighted, abandoned warehouse. The new retail complex is complimented by the development of the adjacent formerly closed School 13, which was recently converted into a housing complex. ■

## CITY OF YONKERS 2005 Business Week

### MARK YOUR CALENDAR – It's All About Your Success

BUSINESS WEEK 2005 will take place beginning  
**Monday, April 18**  
**through April 23, 2005**

at different venues throughout the City of Yonkers.

For more information call (914) 377-6797 or log onto [www.yonkersbusinessweek.com](http://www.yonkersbusinessweek.com) to view details as they become available. ■



# Tune Into ‘Yonkers On The Move’



Yonkers On The Move

Be sure to tune in and stay informed on the latest in business and economic development activities in the City of Yonkers.

The program airs daily on  
**Channel 78**

with host Dr. William Sheerin at:

**7 a.m. / 9 a.m. / 11 a.m. / 3 p.m.  
5 p.m. / 7 p.m. / 9 p.m. / 11 p.m.**

If you have a program idea or topic, please contact Martin Ball at (914) 377-6150 or email [YonkersOnTheMove@cityofyonkers.com](mailto:YonkersOnTheMove@cityofyonkers.com) ■

# Retailers Continue To Flock To Central Park Avenue

Central Park Avenue continues to be an attractive location for major national retailers, restaurants and financial institutions as evidenced by the following projects:

- Recently PC Richards completed construction of a 75,000 square foot free-standing retail center at 2323 Central Park Avenue.
- Bed Bath and Beyond opened its 42,000 square foot retail store at 2141 Central Park Avenue.
- Harmon Discount Cosmetics opened its 8,000 square foot cosmetic store at 2141 Central Park Avenue as well.
- Connecticut based Webster Bank opened its first Yonkers location at 2143 Central Park Avenue.
- Yonkers Honda opened a new showroom at 2000 Central Park Avenue.
- Central Avenue Nissan is in the process of consolidating its Westchester facilities into a central location at 1919 – 1925 Central Park Avenue.
- Outback Steakhouse opened its first Yonkers restaurant at 1705 Central Park Avenue.
- Starbucks opened its first Yonkers location at 2458 Central Park Avenue. ■



# Ridge Hill Village Project Moving Forward



Ridge Hill Village

The \$600 million mixed-use Ridge Hill Village project continues to move through the approval process. Earlier this year, the Yonkers City Council determined that the Draft Environmental Impact Statement (DEIS) for the 84 acre Ridge Hill Village was complete and ready for public review. The dynamic mixed-use project will feature 1.3 million square feet of retail development, including: shopping, restaurants and entertainment; 150,000 square feet of office space; up to 800 residential units as well as a hotel and conference center.

The parcel, located between the Sprain Brook Parkway and the New York State Thruway, will be developed by Forest City Ratner, a Brooklyn based company that has completed approximately nine million square feet of retail, commercial and residential space across the New York Metropolitan area, at a development cost of approximately \$2 billion. The company is an affiliate of Forest City Enterprises, one of the largest mixed-use property owners in the United States, with a portfolio of assets valued at more than \$5.1 billion.

"During the past eight months we have worked with the Administration of the City of Yonkers, the Yonkers City Council and the City's consultants to ensure that the Ridge Hill Village DEIS provided a comprehensive overview of the project," said Bruce C. Ratner, president and chief executive of Forest City Ratner Companies. "We're thrilled that the approval process can now move forward. We will continue working with the Council and the commu-

nity on an in depth review of the project in order to create a final document that will enable us to bring this unique and exciting open-air shopping experience to the people of Yonkers and the region."

Construction of the \$600 million project, which could begin sometime next year, will take approximately 28 months to complete.

***“Ridge Hill Village will create 5,300 new jobs and generate in excess of \$50 million dollars in new taxes annually. This will have a tremendous financial impact on our ability to balance our city and education budgets way into the future.”***

- Mayor Philip A. Amicone

## THE BENEFITS TO THE CITY OF YONKERS FROM THIS PROJECT ARE:

- Thousands of jobs during the construction phase.
- 5,300 new permanent jobs in the City of Yonkers.
- Thousands of spin off jobs from development.
- More than \$50 million in new taxes.
- Tens of thousands of dollars from spin off businesses. ■

# Banking On Yonkers

A sure sign of the strength of a location is the amount of investment activity. During the past few years, Yonkers has not only been attractive to the development community, but has seen a flurry of new banking facilities open their doors.

The following banks have recently opened branch locations in the City:

- Atlantic Bank
- Bank of America (Formerly Fleet Bank)
- CFS Bank
- Charter One Bank
- Municipal Credit Union
- Sleepy Hollow National Bank
- Sterling National Bank
- Union State Bank
- Washington Mutual
- Webster Bank

Other banks that have indicated interest in the Yonkers market include Citibank, Key Bank, Commerce Bank, North Fork Bank and M&T Bank.



Webster Bank

***“The City of Yonkers welcomes all of these institutions. This is yet another indicator of how the business world is viewing this great City.”***

- Mayor Philip A. Amicone ■



# A Golden Opportunity For A Revival Of The Cross County Shopping Center

The ownership of the Cross County Shopping Center filed plans with the Yonkers Planning Board for site plan approval of its \$105 million upgrade and expansion project.

Brooks Shopping Center Inc. of New York City plans to undertake a major renovation program that will reposition the property as a modern open-air neighborhood community shopping center. In addition, the plan calls for approximately 200,000 square feet of new retail space.

Part of the new retail space will include expansions of the existing Sears and Macy's department stores. It also entails for the construction of two new anchor stores, another major retail location and several restaurants.

The plan includes the improvement of current parking facilities, the construction of a new five level parking structure and a host of other infrastructure upgrades aimed at enhancing access to the site.



Cross County Shopping Center

The project is expected to create hundreds of jobs during the construction phase and approximately 300 permanent jobs once the renovation and expansion space is complete.

Cross County Shopping Center, which was built in 1954 and opened in 1956, totals nearly 1.2 million square feet of retail space and is currently anchored by Sears and Macy's. The complex includes the Multiplex Cinemas and a Stop & Shop Supermarket. ■

## Phoenix Awards continued from page 1



The Riverfront Library and Board of Education at One Larkin Center

EPA's Region 2 covers New York, New Jersey, Puerto Rico and the Virgin Islands.

Created in 1997, the Phoenix Awards™ recognizes individuals and groups who work together to solve the critical environmental problems of transforming abandoned industrial areas into productive new uses. The award honors individuals and groups that have implemented innovative, yet practical programs that remediate environmental contamination at brownfield sites and simultaneously stimulate economic development and job creation or retention.

The former Otis elevator manufacturing facility in downtown Yonkers remained abandoned for nearly 25 years. The building was purchased by the City of Yonkers in 1995 from the Port Authority

of New York/New Jersey, which subsequently sold the site to the Yonkers Industrial Development Agency (YIDA) in 1999. The YIDA brought in the National Development Council, a national not for profit company, to raise the needed capital and to redevelop the facility.

Since its opening two years ago, the building has received a number of awards and recognitions as the catalyst for development and economic activity underway along the downtown Yonkers waterfront.

***“The \$53 million Larkin Center project was completed ahead of schedule, \$2 million under budget and at no expense to City taxpayers. This was the first major development in downtown Yonkers and was the spark that ignited the renaissance of what downtown Yonkers is currently experiencing.”***

- Mayor Philip A. Amicone

"We could not get any private developers to start any construction on the waterfront until this building was underway," he said. Today, numerous projects in the downtown and on the waterfront have begun with many others set to break ground in the near future. ■

## Pace University continued from page 1



Dr. David Caputo, President of Pace University and Mayor Philip A. Amicone

Each company is expected to spend 12 to 18 months in the incubator and will then be in a position to relocate to other space in Yonkers. It is projected that 60 percent of the companies will be successful and according to national statistics, 84 percent of such companies prefer to remain in the immediate vicinity of the incubator.

Mayor Philip A. Amicone stated that nValley Technology Center worked closely over the past two years with Dr. David Caputo, president of Pace University, Dr. Victor Goldsmith and Cindy Rubino of Pace University in an effort to develop a state-of-the-art facility in nValley.

***“Companies that graduate from incubators have tremendous potential and will create new jobs and generate substantial new tax revenues.”***

- Mayor Philip A. Amicone

The nValley Technology Center is based at the former Purdue Frederick building at 470 Nepperhan Avenue. The Yonkers Industrial Development Agency purchased the property from Purdue Frederick Scientific Laboratories for \$1 in February 2000 and thereafter embarked on a \$14 million renovation of the building. The nValley Technology Center is a former Alexander Smith Carpet Mills factory, built in 1922. In recent times, Purdue Frederick used it for pharmaceutical research.

The new SCI 2 Incubator at nValley will occupy approximately 14,000 square feet of space at the 116,000 square foot property. The SCI 2 incubator

continued on page 8

## Construction Of Ballpark To Begin In Spring 2005

Struever Brothers, Eccles & Rouse, Inc., of Baltimore, Maryland, the Atlantic League and the City of Yonkers are working on finalizing an agreement for the construction of a 6,500 seat minor league baseball park on an underutilized parking facility in downtown Yonkers. According to Struever Brothers, Eccles & Rouse officials, construction will commence in spring 2005.

The baseball park, to be located near Yonkers City Hall, will include approximately 120,000 square feet of retail space.

"This is a natural development progression," said William Regan, deputy mayor for the City of Yonkers. "As the waterfront continues to be developed it is important that development is also expanded to the Getty Square area and beyond."

***“Clearly the new ballpark will add to the City's quality of life.”***

- Mayor Philip A. Amicone ■



# Project Updates

## ECONOMIC DEVELOPMENT ACTIVITIES:

- Diam International, the leading retail merchandising solutions provider in the world, relocated to Yonkers in 2004 and will create 800 new jobs in Yonkers over the next few months.
- The interior and exterior restoration of Yonkers' historic train station has been completed. The final product of this \$35 million restoration was unveiled by Governor Pataki recently.
- The renovation of former Public School 13 located on McLean Avenue has been renovated into a housing complex.
- The renovation of Yonkers' historic "Trolley Barn" into 40 live-work lofts has been completed.
- \$10.5 million conversion of a former shoe factory into St. Casimir's Senior Residence has been completed.
- Sarah Lawrence College unveiled its new Monika A. & Charles A. Heimbold, Jr. Visual Arts Center on November 6, 2004.
- The \$20 million renovation of the 181 units of housing known as Jackson Terrace Apartments will conclude in 2005.
- The nValley Technology Center, a 116,000 square foot high-tech center, will open by the end of 2004. Tenants include Pace University's SCI 2 business incubator, Atlantic Bank, a restaurant and various professional offices.
- The \$60 million renovation of the Parkledge Towers on Yonkers Avenue is nearing completion.



Parkledge Towers

- Station Plaza, a 70,000 square foot office building in the downtown area, is under construction and is expected to open early 2005.
- The Pier View Restaurant & Lounge will open on the waterfront in early 2005.
- Plans for the construction of a 6,500 seat minor-league ballpark and 120,000 square feet of retail space are almost complete. The first pitch is expected in the spring of 2006.
- The \$105 million renovation of the 50 year old Cross County Shopping Center is expected to be completed over the next two years. This renovation includes an expansion of over 200,000 square feet of retail and restaurant space.
- A new Duane Reade Drug Store will replace the former "Safelite" warehouse on McLean Avenue.

continued on page 7

# Second Phase of Hudson Park Slated for Mid 2005 Start



Hudson Park Phase II

Arthur Collins, a principal of Collins Enterprises of Stamford, Connecticut, said recently that his firm is working on the second phase of its Hudson Park at Yonkers residential development community on the City's waterfront and believes construction could get started on the venture sometime next year.

The second phase of Hudson Park at Yonkers will feature 280 units of residential housing and a 350 car parking garage. Total development cost of the second phase has been estimated at approximately \$90 million. Like the first phase of the Hudson Park complex, the second phase will also include approximately 10,000 square feet of retail space. ■

## Industrial Development continued from page 3



Sarah Lawrence College's Heimbold Visual Arts Center

**Sarah Lawrence College** – Provided \$30 million bond financing to construct a parking facility to offset the creation of the new Monika A. & Charles A. Heimbold, Jr. Visual Arts Center.

**Millennium Towers** – The \$12 million, nine-story, 79 unit residential building is under construction on the waterfront's upper west side. ■

# It's Your Money, Claim It!

Find out how you can help Yonkers' residents put more money back into their pockets with Mayor Amicone's Earned Income Tax Credit (EITC) Campaign 2005. In its fourth year, this free tax preparation service is available to working individuals beginning in February 2005 at the Yonkers Riverfront Library. Free electronic filing and direct deposit are available.

You can get involved with the program in the following three ways:

- 1) Help recruit volunteers to run the site (training is provided by the IRS).
- 2) Promote the program to anyone and everyone that you know.
- 3) Use the service to prepare your taxes.

For more information, please call: (914) 377-6911 ■



# Wellness Center Planned At Former Boyce Thompson Site

Plans are moving forward for a Wellness Center at the site of the former Boyce Thompson Institute for Plant Research on North Broadway.

The former Boyce Thompson facility located on 6 acres in Executive Park has been abandoned for more than two decades. The property was purchased in 1998 from Robert Martin Associates by the City of Yonkers and was to be used as an adult education center. The Board of Education abandoned that plan two years ago.

Weinberg Brothers will pay more than \$6 million to the City to acquire the property. The firm is

now working with City officials to finalize a plan and obtain the necessary site plan approval so that the project can proceed.

"We are talking with several tenants who would account for about 75 percent of the complex," Weinberg said. "I literally have tenants in line for the site." Weinberg said the project would cost in excess of \$25 million to complete.

Weinberg Brothers, a developer for the past 20 years in Westchester and Connecticut, built the Bed Bath & Beyond and Webster Bank facilities that opened on Central Park Avenue. ■

# City Of Yonkers' Metro Center at i.Park To Include Retail And Housing

National RE/Sources President Joseph Cotter said recently that his firm planned to revise its Metro Center at i.Park development from strictly an office building to a project that will include some retail space as well as some residential housing.

"We're looking at amending the plan and adding more mixed-use," Cotter said. "We're looking to add about 30,000 square feet of retail on the first floor and we are also exploring some residential use."

He said that the revised plan, which will probably include more than 100 residential housing units on the waterfront's 3 acre parcel, will be submitted shortly to City officials for review.

"The whole idea is to create a vibrant 24-hour community on the waterfront," he said.

The Metro Center at i.Park will total 150,000 square feet of office space with four levels of park-



Rendering of proposed Metro Center at i.Park

ing accommodating 1,200 cars. Cotter related that the design of the building will conform with the Yonkers' Riverfront Library and Board of Education building that is near the site. The Metro Center building, which will have floor plates of approximately 50,000 square feet, will have a direct connection to the Yonkers train station. ■

# Governor and City Officials Celebrate Completion of Yonkers Train Station Renovations

On October 22, Governor George Pataki joined Mayor Philip A. Amicone and Metropolitan Transportation Authority Chairman Peter Kalikow to celebrate the reopening of the historic Yonkers Train Station.

"The project was a cooperative effort among MTA Metro-North Railroad, New York State, the City of Yonkers and the Federal Transit Administration and represents a major investment and commitment in Metro-North's Capital Program toward upgrading and improving station facilities as well as enhancing customer amenities," Metro North officials said.



Yonkers Train Station

The \$35 million restoration of the Yonkers Train Station is the part of a three and a half year, \$91.2 million project to replace and restore nine stations on Metro-North Railroad's Lower Hudson Line.

## Project Updates continued from page 6

- Xaviars, a five star restaurant, is expected to open on the Yonkers Pier in late spring, 2005.
- Redevelopment of the former Teutonia Hall on Buena Vista Avenue into a mixed-use facility will begin shortly.



Xaviars

- Weinberg Brothers will redevelop the former Boyce Thompson research facility into a Wellness Center to include medical offices and rehabilitation facilities.
- Central Avenue Nissan will complete construction of a new \$6 million facility.
- Collins Enterprises will begin construction on Phase II, just north of the waterfront, which will include 280 units of new housing as well as waterfront retail space.
- The Hope VI Mulford Gardens project is underway and will include 505 new units of housing.
- Main Street Lofts will begin construction of 171 live-work units on Main Street, including ground floor retail space.
- The McLean Avenue commercial area will benefit from a redevelopment effort that will include façade and landscaping improvements.
- Phase II of the Lake Avenue Façade Program will be underway in 2005 to round out the revitalization of this area.
- Construction on the waterfront of the Esplanade Park, which features a continuous riverwalk and views of the Palisades and New York City's skyline, will continue as projects unfold.
- A Performing Arts Committee has been formed by the Mayor in order to restore the former Proctor Theater, located on South Broadway, to its original use. The project will restore the theater to a state-of-the-art performance venue.
- Forest City Ratner Companies is in the final stages of approval to begin development of the 84 acre Ridge Hill Plaza site into a multi-use, village style complex. This project will feature a 350 room hotel and conference center, up to 800 units of housing, approximately 1.3 million square feet of retail space, create 5,300 new jobs and generate an excess of \$50 million of new taxes annually.
- A plan to develop new housing and commercial space is in the works. The 51 acres located on the waterfront's upper west side will undergo an unprecedented transformation once complete.
- New restaurants and lounges have recently opened in Yonkers downtown district: Café One, The Grist Mill, Terra Nostra, Golden Krust, Outback Steakhouse, Full Moon Café and Andiamo. ■

continued on page 8

is an initiative backed by Pace University, Springlab, LLC and the Yonkers Industrial Development Agency. The incubator will be run by a not for profit entity established by Pace University, Second Century Innovation & Ideas Corp. (SCI 2), and will be leased to an estimated 15 to 22 small businesses.

*“We believe this will be the spark that will ignite a complete redevelopment of the entire valley. We expect that within 12 months over 300 new jobs will be created at the nValley Technology Center.”*  
- Mayor Philip A. Amicone

Pace University’s President Dr. David Caputo said the incubator will be geared to attract early stage companies that require high-tech facilities.

"Looking ahead, we hope this incubator will be the catalyst for a Center for Advanced Technology," Caputo said. "CATs have been created under the New York State Technology and Research Program in 13 regions of the State. The Hudson Valley is overdue for one."

Incubator officials said that tenants at the facility will benefit from below market rents, tax incentives, low cost loans, the expertise of Pace University faculty members, undergraduate and graduate students, business development advice and access to venture capital funding. ■

Yonkers’ Mission Statement

The City of Yonkers is committed to enhancing the quality of life for all its citizens, ever striving to: deliver exemplary service in a timely manner, provide a superior educational system, sustain a thriving economy with programs that support, assist and attract business and embrace the diversity of its citizens.

Through these efforts, Yonkers will remain a safe and desirable city in which to live, work, raise a family, shop, study, play and conduct business.

The City of Yonkers will be recognized for its respect of its citizens and its business friendly attitude. ■

Yonkers Facts At A Glance

- **POPULATION:** Approximately 200,000
- **AREA:** 18.3 Square Miles – 4.5 miles of waterfront
- **RELATIVE SIZE:** 4th Largest city in New York State
- **POLICE FORCE:** 686
- **FIRE DEPARTMENT:** 443
- **CITY TAX RATE (proposed):** \$346.61 Per \$1,000 of Assessed Value
- **TOTAL LABOR FORCE:** 95,000
- **PUBLIC SCHOOLS:** 39
- **PAROCHIAL SCHOOLS:** 23
- **COLLEGES:** 6 (including 2 Seminaries)
- **PARKS & PLAYGROUNDS:** 100, 1 skating rink, 2 pools, a rifle range and 3 community centers
- **GOLF COURSES:** 2 (Dunwoodie, Sprain Lake)
- **LIBRARIES:** 3 branches (Riverfront, Will, Crestwood)
- **MUSEUMS & OTHER ATTRACTIONS:** Hudson River Museum/Andrus Planetarium, Rutledge Police Museum, Philipse Manor Hall and Sherwood House
- **HOSPITALS:** 2; St. John's Riverside, St. Joseph's Medical Center
- **CHURCHES/SYNAGOGUES:** 20 Roman Catholic, 43 Protestant, 3 Eastern Orthodox, 7 Synagogues
- **MEDIA:** 1 Daily Newspaper, 1 Weekly Newspaper, Cablevision of Westchester, 2 Municipal Access Channels
- **SHOPPING MALLS:** 17
- **BANKS:** 14 (Over 40 branches)
- **RAIL SERVICE:** Metro-North Commuter Railroad and AMTRAK
- **BUS SERVICE:** 20 Routes
- **AIRPORTS:** 4 within a 20-40 minute radius ■

"These improvements will help make the daily commute easier for thousands of commuters who rely on mass transit, as well as for day trippers traveling to New York City," Governor Pataki said.

MTA Chairman Peter Kalikow said of the renovations to the Yonkers Station, "This investment will ease the daily trip to and from work for so many commuters and will improve the quality of life for residents who use these stations."

*“I would like to applaud Governor Pataki and the MTA for their involvement in the renovation of the Yonkers Metro-North Train Station. The City of Yonkers will now have a state-of-the-art train station for the commuters to use in their travels.”*  
- Mayor Philip A. Amicone ■

Mayor Philip A. Amicone Announces The City of Yonkers Is “At Your Service”



For the convenience of the City of Yonkers’ residents, select City Hall Offices will remain **open until 7 p.m. every Wednesday**. The offices that will follow this new schedule are:

- City Hall Building at 40 South Broadway:**
- Engineering (permit section – 3rd floor)
  - Finance (tax collector – 2nd floor)

- 87 Nepperhan Avenue:**
- Parking Violations – 2nd floor
  - Housing & Buildings – 5th floor
  - Assessor's Office – 4th floor ■



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